CITY, TOWN

Springfield

UNITED STATES DEPARTMENT OF THE INTERIOR NATIONAL PARK SERVICE

FOR NPS USE ONLY

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

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STATE Illinois

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AND/OR COMMON			<u> </u>
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CITY, TOWN Chicago	,	e u sk	STATE Illinois 60601
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REGISTRY OF DEED	S.ETC. Cook County Recorde	er of Deeds and Reg	istrar of Titles
STREET & NUMBER			
CITY, TOWN	118 North Clark Sti	reet	STATE
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			o, Cook County (1*W-288/8)
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SURVEY RECORDS	Department of Conserva	ation. Division of	Historic Sites

DESCRIPTION

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DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

The building is an eight story structure, $81'-4'' \times 80'-3-3/4''$ in plan, $107'-2\frac{1}{2}''$ in height with a full basement $10'-10\frac{1}{2}''$ below grade, whose principal facade faces north on East Adams Street. The east elevation is along an alley and the south and west exterior walls abutted adjacent buildings when originally constructed. The building contains about 56,450 square feet (gross) of floor area including basement. Exclusive of the ground floor, the average floor to floor height is about 11'-10'' which is rather common for structures of this date in the city of Chicago Loop area.

The structure is classed as a perimeter masonry bearing wall building with an interior framing system consisting of circular cast iron columns and timber posts, iron and timber girders and joists and wood plank floors. Columns are spaced 16'-0'' on center on the north -south axis and either 19'-6'' or 21'-2'' on center on the east-west axis. Perimeter masonry walls below grade vary between 17'' and 25'' in thickness which are reduced to 17'' in the upper floors. The north wall is 30'' in thickness from grade up to the parapet. Columns extend down to basement level, bear on pyramid-shaped iron base plates which transfer the loads to concrete pile caps below the basement floor slab. Two rows of wood piles inside the building line support the stepped or cantilevered concrete foundations under the perimeter enclosing walls.

The basement was originally laid out to provide space for tenant and coal storage, elevator machinery rooms and pits, a boiler room, electric generator room, belowsidewalk storage, and a large beer box and buffet storage cellar. The first floor contained the original Nepeenauk Bar, an entrance and vestibule to the elevator lobby serving the upper five floors, a delivery shed and receiving room off the alley for the building, a freight elevator, and the Chapin & Gore offices, vault storage room, bookkeeping, storage and sales rooms. Rear service stairs, front stair and toilets completes the inventory of spaces. The finished floor was wood supported by wood planks on heavy timber and ircn framing and a cast iron column system.

The second and third floors repeat the heavy framing and column system with wood floors. These three supported lower level floors were designed for a 250 pound per square foot floor loading. Except for the vertical enclosures containing the front and rear stairs and elevators, and a boiler stack, these floors are loft space quite suitable for the warehouse function contained in the original building program. On the second floor at the southwest corner of the building, an $18^{1}-6^{11} \times 8^{1}-6^{11}$ notch appears in the building plan. This must have been provided for ventilation and additional window area. Beginning on the third floor, seven of the twelve interior columns change from cast iron to timber.

The remaining five floors are almost identical in plan, loft spaces, suitable for division in almost any arrangement. Windows along the street and alley increase considerably in size and number. Floor loading is reduced to 100 pounds per square foot. Toilet facilities for both men and women are provided at the rear of the building adjacent to the notch or light well at each floor. At the fourth floor the southwest corner light well increases in size to $18'-6'' \times 15'4''$ and continues up to roof level. Also at the fourth floor, one cast iron column changes to an "!!" section at the light well and is encased in masonry up through the eighth floor. The remaining four cast iron (continued)

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ITEM NUMBER 1.6.7 PAGE

CONTINUATION SHEET

Nepeenauk Building Labrador Building Trustees Building (1925) Sixty-Three East Adams Building (1930) Union Life Insurance Company Building

6. Representation in Existing Surveys (continued)

The Lommission On Chicago Architectural Landmarks, 1959, Chicago, Illinois Historic American Buildings Survey: HABS 1960; HABS Chicago Project-Measured Drawings, three sheets, 1964; federal, Library of Congress, Washington, D.C.

7. Description (continued)

columns and seven timber posts continue to roof level. The interior iron columns, which define a structural bay at the rear of the building, probably extended through the structure to support a water tank or other substantial load at or above the roof. The roof appears to be a warped surface sloping from front to the rear of the structure to a single roof drain.

The only decorated facade of this small building is the Adams Street elevation, expressed as a single unit in which the frame of the masonry wall plane imparts a unity and dignity to the composition. The closely related hues of terra cotta mouldings and ornament, the granite surrounds and high base course, the glass and bronze of the entrance doors and frames harmonize with the soft brown of the finely finished face brick. The other three elevations are of Chicago common brick except where the facae brick returns to the windows on the alley wall. The proportions of the street facade, 1:1.3, horizontal to vertical, are quite pleasing. The rhythm of the pier and window elements is noticeable and effective.

The facade is organized as four horizontal tiers, arranged vertically. The ground story level was originally a band of glass punctuated by two major building entrances at the quarter points, heavily framed in granite, and a small exquisitely detailed entrance, with large fanlight and side lights, to the Nepeenauk Bar on the west side of the building. Only the original entrance, with granite enframement, to the upper floors elevator lobby, remains as it was originally constructed.

The second tier is a two-story element containing four vertical window panels in which recessed decorated terra cotta spandrel panels separate the window openings of the second and third floors. The narrow window groupings are framed with wide mouldings which line up visually with the recessed window panels between the piers directly above and reinforce the verticality of the composition. The original windows appear to have been fixed sash on these floors, although pairs of double-hung windows have been substituted on the (continued)

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CONTINUATION SHEET ITEM NUMBER PAGE 2

7. Description (continued)

third floor. The first three floors comprise the substantial base of the composition and reflect through its mass and small windows, the original function as a spirits store and warehouse subject to heavy floor loading. Also, the relative openness of the ground floor wholesale sales room contrasting with the small windows of the second and third non-public storage areas which required large wall spaces, further expresses the original building program.

Above the three story base is a five story tier divided into four vertical bays by broad piers, their faces flush with the facade wall plane. Between the piers are deeply recessed plain brick spandrel panels with Chicago windows at each floor level. On the eighth floor, the exaggerated terra cotta window sills between the piers return on each jamb face of the piers and the end wall panels, where they act as capitals for curious brick pilasters that extend down to the fourth floor sill. The three brick piers were topped with heavily ornamented "Sullivanesque" terra cotta capitals, expressed on the three exposed surfaces of each pier, and an elegant horizontal terra cotta moulding extending across the width of the building between the extreme bays. The capitals and moulding were unfortunately removed in 1959 and replaced with plain brickwork of a color similar to the original "paving brick" masonry. The top five floors, were designed for mercantile activity, essentially were loft floors, the wide Chicago windows expressing this type of occupancy.

The fourth horizontal tier in the composition is a wide masonry band topped by a handsome cornice extending the entire width of the north elevation and returning a short distance at the alley to the south. This band of masonry contains what could be considered the attic space of the eighth floor and the exposed masonry parapet wall supporting the cornice. The original cornice was also removed in 1959 and replaced with a plain brick parapet capped with a stone coping. The proportions of the overall elevation. This facade organization and proportioning contributes to distinctive and substantial appearance of the small building and the high quality of its design is very apparent.

Certain aspects of the facade treatment are disquieting and could be called Mannerist, such as the creation by use of mouldings of wide rectangular patterns superimposed over narrow rectangles of the window blocks on the second and third floors. The irrationality of the design in relation to structure is also Mannerist. The center of the building appears at ground level to be supported merely by a slender window mullion, while the cast iron column just inside the glass line in reality provides support. The two entrances at the quarter points of the facade, with their heavy stone jambs and massive lintels acting as transfer girders for the wall panels and masonry piers of the upper floors, reflects an architectural manipulation of elements rather than a rational expression of structure.

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Form No 10-300a , {Rev 10-74}

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DATE ENTERED

CONTINUATION SHEET

ITEM NUMBER Nos. 789 PAGE 3

7. Description (continued)

The cost of the Chapin & Gore Building is given by Frank A. Randall at 16.36 cents per cubic foot.

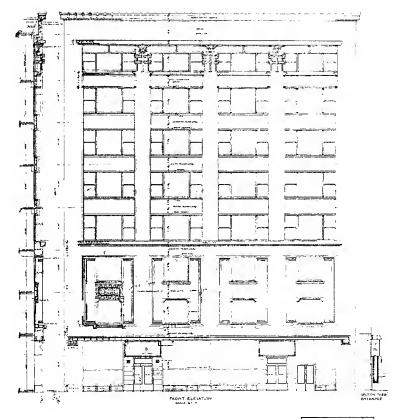
Major Bibliographical References (continued)

Siegel, Arthur S., <u>Chicago's Famous Buildings</u>. The University of Chicago Press, 1965

Randall, John D., <u>A Guide to Significant Chicago Architecture of 1872to 1922</u>, published privately, 1958

The Inland Architect and News Record, August, 1905, Volume XLVI, No. 1 The Brickbuilder, September 1908, Volume XVII, No. 1 The Prairie School Review, 1st Quarter 1966, Volume III, No. 1 Architectural Record, February, 1906, Volume XXI, No. 2 Architectural Record, February, 1908, Volume XXIII, No. 2

Burnham Library, Microfilm Roll No. 5, Schmidt, Garden & Martin, Burnham Library University of Illinois Architectural Microfilm Project, 14, Nos. 20-33



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SPECIFIC DATES 1904-1905

BUILDER/ARCHITECT Richard Ernest Schmidt (1865-1959)

STATEMENT OF SIGNIFICANCE

The Chapin & Gore Building is highly representative of the Chicago School of Architecture. Its detailing and proportions are of exceptional quality, far exceeding much of the construction of its period. The combination of organic materials with their warm golden brown hues is particularly outstanding. The horizontal eyebrow moulding above the first floor windows with medalions connected at each end, the broad second floor windows, and the dominant horizontal sill extending across the facade of the building on the fourth floor and between piers on the eighth floor, are all excellent surviving examples of turn-of-the-century terra cotta work and sensitive detailing. The appearance at the head of all horizontal window openings on the north facade where mouldings do not appear, of a slightly extended rowlock header drip course of face brick expressing the fireproofed steel lintel behind, is an uncommon detail for its day.

A noteworthy aspect of the building construction is the early use of wood piles driven in a footprint pattern of the structure presumably to hardpan. The piles were reported to be fifty feet in length, the top of the piles approximately sixteen feet below grade level. The employment of cantilevered footings, supporting the building walls on the south and west, tied back to interior column footings, reinforced with concrete encased "!" beams, is believed to be an early example of this type of foundation design.

The bold geometric form of the upper five story wall tier is particularly characteristic of the work of Schmidt and of Hugh M.G.Garden, who frequently designed for his office. The bay treatment, as well as the crisp detailing, reflect the firm's earlier Schoenhofen Brewing Company Building in Chicago of 1902. The refined relationships between the visual elements of the facade are of high aesthetic merit.

The demonstration of interior function through distinctive fenestration is derived from Louis Sullivan's concept of clear functional expression, and therefore exemplary of the philosophy of the Chicago School. The Chapin & Gore Building is thus one of the finest examples of the "Sullivanesque" commercial aesthetic in the city of Chicago, for which few examples of this quality remain.

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Andrews, Wayne, <u>Archite</u> Brooks, H. Allen, <u>The P</u> Condit, Carl W., The Ch	rairie School, Univ	ersity of Toron	to Press, 1972	
Chicago Press, 1964 Randall, Frank A., <u>Histo</u> University of Illinoi		ent Of Building	Construction In C	hicago,
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ILLINOIS REGISTER OF HISTORIC PLACES

PETITION FOR CONSIDERATION

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Pr	esiding Officer Mi	chael Bilandic		
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4. FORM PREPARED BY:

Petitioner Paul Shaver	
Organization Landmarks Preservation Council	•
Street & Number 407 S. Ocarborn, Suite 1705	
City/Town	State60605

- 5. PLEASE ENCLOSE RECENT, HIGH-QUALITY, BLACK & WHITE, 5 x 7 OR 8 x 10 PHOTO-GRAPH OF THE PROPERTY ILLUSTRATING ITS PRESENT CONDITION. IF APPROPRIATE, ALSO INCLUDE A MAP.
- 6. BRIEFLY SUMMARIZE THE PLACE'S SIGNIFICANCE:

The Chapin & Gore Building was designed in 1904 by Richard E. Schmidt of The Schmidt & Garden architectural firm, a well-known firm still active in Chicago today. It is a late example of the Chicago School of architecture, exhibiting characteristic three part horizontal windows and strong vertical elements emphasizing the building's eight story height. The brick facade expresses various interior functional requirements by setting off the second and third storage storeys with decorative string courses and window openings half the width of those on the 4th through 8th floors where the load hearing capacity per square foot equals half of that necessary below. The geometric capitals atop three piers defining the 4 bays and decorative cornice, characteristic of Schmidt's decorative design, were removed in 1959 to 'modernize' the outward appearance of the structure, further emphasizing the sharp, firm lines heralding the clean, rectilinear designs of the mid 20th century. It is listed on the Illinois Historic Structures Survey (1*W-288/8) Loop Chicago Cook County

7. SOURCES OF DOCUMENTATION:

The Chicago School of Architecture; Condit, Carl

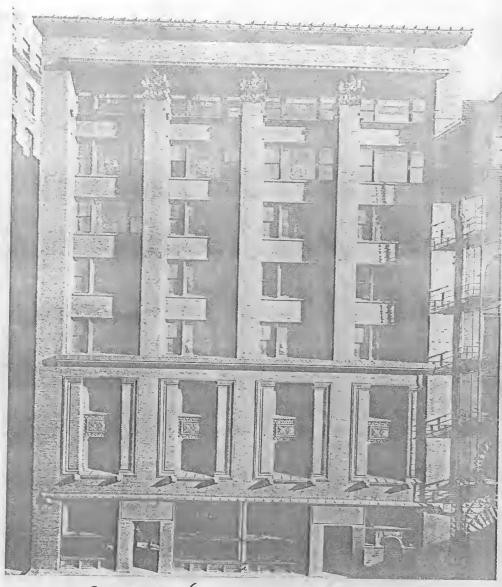
Chicago's Famous Buildings; Siegel, Arthur

Architecture in Chicago and Mid-America; Wayne Andrews

The Prairie School; H. Allen Brooks

History of Development of Building Construction in Chicago; Frank A. Randall

MAIL TO: Illinois Department of Conservation Division of Historic Sites 605 State Office Building Springfield, Illinois 62706



CHAPIN AND GORE

CIRCA 1906



CHAPIN AND GORE

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	Historic		
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5.	Ownership of Property:		
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6.	Description:		
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Is there a program of preservation underway? () Yes ($^{\rm X})$ No

ACHITECTURE

Organization: Phone: Street and Number:	
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City or Town:	
County: Zip Code	e

During the course of the Survey we often find it necessary to search for a particular site. When filling out the Survey form, please list according to the following example, published references to the site for which forms are being completed. If a bibliography can be compiled, it will greatly deduct from the Survey's task.

Bibliography

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